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13 Trust 2005-AR5

14 **UNITED STATES DISTRICT COURT**

15 **DISTRICT OF NEVADA**

16 U.S. BANK NATIONAL ASSOCIATION,  
17 AS TRUSTEE FOR GSR MORTGAGE  
18 LOAN TRUST 2005-AR5, a national banking  
19 trust,

20 Plaintiff,

21 vs.

22 SHADOW CROSSINGS HOMEOWNERS  
23 ASSOCIATION, a Nevada corporation; SFR  
24 INVESTMENTS POOL 1, LLC, a Nevada  
25 limited liability company,

26 Defendants.

**CASE NO.: 2:17-CV-02120-JAD-VCF**

**STIPULATION AND ORDER TO  
DISMISS DEFENDANT SHADOW  
CROSSINGS HOMEOWNERS  
ASSOCIATION**

ECF Nos. 10, 24

27 Pursuant to Federal Rule of Civil Procedure 41(a), Plaintiff U.S. BANK NATIONAL  
28 ASSOCIATION, AS TRUSTEE FOR GSR MORTGAGE LOAN TRUST 2005-AR5  
(hereinafter "US BANK") and Defendant SHADOW CROSSINGS HOMEOWNERS  
ASSOCIATION (hereinafter "SHADOW CROSSINGS"), (collectively, the "Parties"), by and  
through their respective counsel of record, hereby stipulate as follows:

1. On August 8, 2017, Plaintiff US BANK filed its Complaint in this action naming  
SHADOW CROSSINGS and other parties as defendants related to a homeowners association  
foreclosure sale of real property located at 47 Stockton Edge Ave., North Las Vegas, Nevada  
89086; APN 124-22-810-011 (hereinafter "Property").

2. The Parties hereby agree that US BANK's claims against SHADOW CROSSINGS shall be dismissed with prejudice, and US BANK and SHADOW CROSSINGS shall each bear its own costs and fees related to this litigation.

3. SHADOW CROSSINGS asserts that it does not have a current ownership interest in title to the Property.

4. SHADOW CROSSINGS specifically reserves its ongoing rights under Nevada law, including NRS Chapter 116, and the governing documents, including the Covenants, Conditions and Restrictions ("CC&Rs").

5. This dismissal does not affect any rights, claims or defenses of US BANK or SHADOW CROSSINGS with respect to any other party related to the foreclosure sale of the Property.

**IT IS SO STIPULATED.**

DATED: March 8th, 2018

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DATED: March 8th, 2018

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*Attorneys for Defendant, Shadow Crossings  
Homeowners Association*

### **ORDER**

Based on this stipulation [ECF No. 24] between fewer than all parties, which I construe as a joint motion under LR 7-1, and good cause appearing, IT IS HEREBY ORDERED that **the claims against Shadow Crossings Homeowners Association are DISMISSED** with prejudice. Shadow Crossings' motion to dismiss [ECF No. 10] is **DENIED** without prejudice as moot.

  
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U.S. District Judge Jennifer Dorsey  
March 14, 2018